



Pickford Green Lane, Allesley

Offers Over £625,000





PROPERTY OVERVIEW

A rare opportunity to purchase a recently constructed barn conversion located in a stunning rural location. Being available to purchase with no onward chain, benefiting from a new build guarantee and providing approximately 1700 sq ft of living space the property needs to be viewed to be fully appreciated. Having a high specification which includes Cat 6 Wiring, High Speed 1 Gig Internet, Electric Car Charging Point, Home Alarm System and underfloor heating across the whole of the ground floor.

In summary the property provides potential purchasers with; full height entrance hallway, living room, breakfast kitchen, study, utility room and guest WC. On the first floor there are four bedrooms, the principal bedroom having en-suite facilities and a family bathroom.

Outside the property sits in a courtyard setting with allocated parking to the front of the property and a wide garden backing onto open fields to the rear.

Viewing is by appointment with Xact Homes 01676 534 411.

PROPERTY LOCATION

This development lies midway between Meriden & Eastern Green in a rural location surrounded by open fields and is ideally placed for access to Solihull, Coventry and Birmingham with fast routes to the N.E.C., midlands motorway network, Birmingham International Airport and Railway Station.





Council tax band: F

Tenure: Freehold

- New Build Detached Barn Conversion
- Rural Location
- Over 1900 sq ft
- Four Bedrooms
- Breakfast Kitchen
- En-Suite Principal Bedroom
- Lounge, Study & Utility Room
- Underfloor Heating
- Allocated Parking

ENTRANCE HALLWAY

LIVING ROOM

14' 4" x 16' 10" (4.37m x 5.14m)

UTILITY

7' 9" x 6' 4" (2.37m x 1.94m)

WC

KITCHEN/DINER

23' 6" x 12' 12" (7.17m x 3.96m)

STUDY

9' 8" x 6' 9" (2.95m x 2.05m)





FIRST FLOOR

PRINCIPAL BEDROOM

14' 4" x 20' 2" (4.37m x 6.14m)

ENSUITE

BEDROOM TWO

10' 10" x 13' 3" (3.3m x 4.05m)

BEDROOM THREE

9' 6" x 11' 1" (2.9m x 3.38m)

BEDROOM FOUR

9' 6" x 11' 1" (2.9m x 3.38m)

BATHROOM

10' 10" x 6' 6" (3.3m x 1.99m)

OUTSIDE THE PROPERTY

GARDEN

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, all carpets, and light fittings and underfloor heating

ADDITIONAL INFORMATION

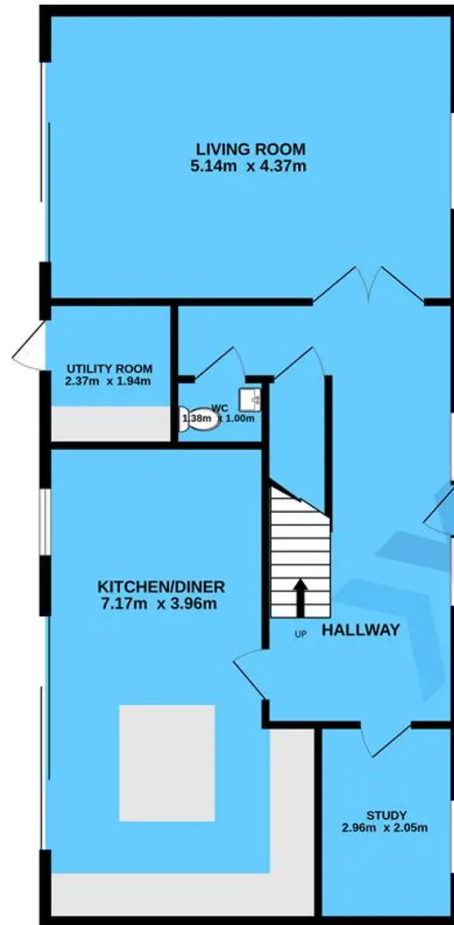
Services - Mains gas and electricity (septic tank) and underfloor heating.

MONEY LAUNDERING REGULATIONS

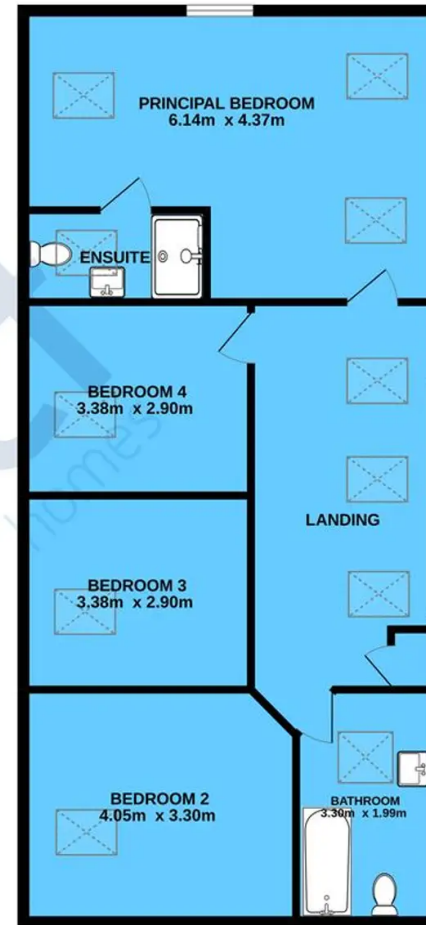
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676
534411

• balsallcommon@xacthomes.co.uk • <https://xacthomes.co.uk/>

xact
homes